091.0	0012	0002.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 637,700 / 637,700
					USE VALUE: 637,700 / 637,700
					ASSESSED: 637,700 / 637,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RALEIGH KYLE S
Owner 2:	
Owner 3:	
Street 1:	34 YERXA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RALEIGH KYLE S -
Owner 2:	TARANTINO LISA M -
Street 1:	34 YERXA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,750 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Clapboard Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6750.000	202,000		435,700	637,700
Total Card	0.155	202,000		435,700	637,700
Total Parcel	0.155	202,000		435,700	637,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.54 | /Parcel: 419.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 59091

GIS Ref

GIS Ref

Insp Date 11/20/18

!7447!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0012-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	202,000	0	6,750.	435,800	637,800	637,800	Year End Roll	12/18/2019
2019	101	FV	173,200	0	6,750.	442,000	615,200	615,200	Year End Roll	1/3/2019
2018	101	FV	173,200	0	6,750.	329,900	503,100	503,100	Year End Roll	12/20/2017
2017	101	FV	173,200	0	6,750.	298,800	472,000	472,000	Year End Roll	1/3/2017
2016	101	FV	173,200	0	6,750.	286,400	459,600	459,600	Year End	1/4/2016
2015	101	FV	172,400	0	6,750.	242,800	415,200	415,200	Year End Roll	12/11/2014
2014	101	FV	172,400	0	6,750.	230,300	402,700	402,700	Year End Roll	12/16/2013
2013	101	FV	172,400	0	6,750.	219,100	391,500	391,500		12/13/2012

PRINT

Date	Time
12/10/20	22:05:00

LAST REV

Date	Time
05/07/19	14:20:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7447

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RALEIGH KYLE S	35713-253		6/19/2002	Family	1	No	No		
EICHELROTH HENR	28366-429		3/27/1998		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	59091
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2015	476	Insulate	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Measured	197	PATRIOT
3/10/2000	Mailer Sent		
3/10/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6750		Sq. Ft.	Site		0	70.	0.92	5									435,749						435,700	

Total AC/HA: 0.15496 | Total SF/SM: 6750 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 435,749 | Spl Credit | Total: 435,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248126
Depreciation:	46152
Depreciated Total:	201975

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	106.32
Final Total:	202000	Val/Su SzAd	212.63

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	950	53.470	50,801
FFL	First Floor	950	128.240	121,825

Net Sketched Area:	1,900			Total:	172,626
Size Ad	950	Gross Are	1900	FinArea	1520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0012-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc